



100 North Charles Street, 2<sup>nd</sup> floor  
Baltimore, Maryland 21201

410-223-2222  
[www.brhp.org](http://www.brhp.org)

February 17, 2026

Education, Energy, and the Environment Committee

Maryland Senate

2 West Miller Senate Office Building

Annapolis, Maryland 21401

**Re: Baltimore Regional Housing Partnership SUPPORT for SB 325 – Land Use – Permitting – Development Rights (Maryland Housing Certainty Act)**

Dear Chair Feldman Vice Chair Kagan, and Honorable Members of the Committee:

On behalf of the Baltimore Regional Housing Partnership (BRHP), thank you for the opportunity to submit testimony in strong support of SB 325, the Housing Certainty Act.

BRHP is a nonprofit organization that operates the Baltimore Housing Mobility Program and works to expand housing choice for families historically excluded from well-resourced neighborhoods. We serve more than 4,300 families each year, helping them move from areas of concentrated poverty to communities that offer better schools, safer environments, and greater economic opportunity throughout the Baltimore region.

Expanding the supply of homes in well-resourced neighborhoods where families have the greatest opportunities to thrive is essential to our mission and to the state's economic prosperity. Maryland continues to face a deepening shortage of affordable housing. The [2025 Maryland State Housing Needs Assessment Update](#) finds that the state has a 132,000-home deficit for extremely low-income households, with cost burdens rising across every region. Today, 46% of Maryland renters are cost-burdened, paying more than 30% of their income on housing costs, up from 33% in 2000.

SB 325 addresses a critical driver of Maryland's housing shortage and affordability crisis: the high level of regulatory uncertainty and the up-front financial burdens placed on housing development.

Maryland is a "late vesting" state, meaning local jurisdictions can change development rules even after a project has secured permits and approvals, creating regulatory uncertainty for housing developers that suppresses housing production.

"Locking in" local regulations at the time a housing development project application is submitted and preventing local regulating authorities from changing the rules on a development after submission increases certainty and encourages desperately needed home building.

Regulatory uncertainty and development fees contribute to the high cost and low availability of housing in Maryland, in turn placing higher financial burdens on Maryland residents and [driving outmigration, which costs the state billions of dollars in economic activity and tax revenue.](#)

For these reasons, we respectfully urge a Favorable Report on SB 325.

Sincerely,

Adria Crutchfield  
Executive Director